



Inspection Report

Shelly Chaudhuri

Property Address:
XXXX Stonebridge Drive
Livermore CA XXXXX



PCA Home Inspections

Bob Emmett
2453 Franklin Street
San Francisco, CA 94123

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Date: 2/3/2017	Time: 10:00 AM	Report ID: 137004
Property: XXXX Stonebridge Drive Livermore CA XXXXX	Customer: Shelly Chaudhuri	Real Estate Professional:

Introduction

A home inspector is a generalist and not an expert in every trade or specialty. The purpose of a home inspection is to cite general conditions of the major systems that indicate a need for repair or replacement. When the inspector recommends repair or replacement, it is done after a brief, general examination of each of hundreds of items covered by our service. The determination of costs or appropriate corrective action must be left to the professionals retained for the detailed evaluation and repair. The inspector has inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. Our inspection is conducted in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA). A copy of the CREIA standards is available upon request or on the CREIA web site. The following report is an overview of the conditions observed.

In this report, there may be specific references to areas and items that were inaccessible. The inspector can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Lower priority conditions that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

Re-inspections are only performed on items that were not accessible at the time of the original inspection or items that were not examined because the utilities were shut off. Should repairs be necessary, the inspector recommends that repairs be made by certified contractors to assure the work complies with the applicable law, including governmental permit, inspection and approved requirements. The inspector recommends the buyer request and obtain all receipts from sellers for repairs performed by any person, including a written statement indicating the date of repairs. The inspector further recommends the seller be asked to provide copies and statements of all such work to serve as final verification of proper installation or repair of the cited condition.

The inspector makes no representations as to the extent or presence of code violations, nor does PCA Inspections warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department. Be advised that this is not a code compliance inspection. The nature of the building, plumbing and electrical codes is that they are constantly being changed, and compliance to these codes is a function of when the cited work was completed and whether it was done by a certified and licensed contractor. Be advised that this is a visual examination searching for significant anomalies, and not for items that are considered to be part of a routine maintenance program. If there is any question regarding such work, the inspector advises questioning the current owner in this regard.

There may be information pertinent to this property which is a matter of public record. A search of public records is not within the scope of this inspection. PCA Home Inspections suggests that any interested party or their agent review all appropriate public records. Be advised that our recommendations for repair or replacement are made for information only and are not intended to suggest whether action should be taken on the cited condition. The inspector has listed items at the end of this report that are, in our opinion, health, safety and major systems having significant non-performance. **This written report supersedes all verbal information and should be considered as our final conclusions in regard to the condition of the property.**

1. Exterior

The review of the site and grounds includes grading, drainage, walkways, gutters, curbs, driveways, patios, and retaining walls connected to or directly adjacent the structure. Examination of the exterior surfaces includes the finished surfaces and siding, windows, doors, flashing, trim, fascia, eaves, soffits, decks, porches and railings. These items are visually examined for proper function, excessive or unusual wear and general condition. The inspector cannot comment on components that are not visible because of soil, vegetation, storage and/or the nature of construction. In such cases these items are considered inaccessible.

Styles & Materials

Primary Exterior Wall Covering::

- Wood
- Stucco
- Brick

Topography::

Flat

Driveway:

Concrete

Walkways:

- Concrete
- Brick

		IN	NI	NP	RR
1.0	Site Grading, Drainage				•
1.1	Wall Cladding/Siding	•			
1.2	Eaves, Soffits and Fascias	•			
1.3	Windows, Doors & Trim - Exterior	•			
1.4	Hosebibs				•
1.5	Walkways, Steps (exterior)	•			
1.6	Stoops, Porches, Patio/Cover				•
1.7	Decks				•
1.8	Retaining Wall			•	
1.9	Exterior Electrical				•
1.10	Other				•

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IN NI NP RR

Comments:

1.0 There is poor drainage in some areas around the perimeter of the foundation, mainly in the back corner of the building Item 1(Picture). This should be corrected to help minimize future foundation problems. This is a maintenance item.



1.0 Item 1(Picture)

1.1 Some slight cracking was noted in the brick cladding at the front right of the building.



1.1 Item 1(Picture)

1.2 Some dry rot was found on the garage roof rack. Item 1(Picture)



1.2 Item 1(Picture) Roof Rack Dry Rot

1.3 Some dry rot was evident in front trim next to the garage. Recommend repair and sealing any damage or exposed wood to prevent further damage.



1.3 Item 1(Picture) Trim Next to Garge

1.4 Recommend anti-siphon devices be installed on the exterior water faucets.



1.4 Item 1(Picture)



1.4 Item 2(Picture)

1.6 Loose brick walkway and porches at the back of the building are unsafe and a tripping hazard.



1.6 Item 1(Picture)



1.6 Item 2(Picture)

1.7 The deck in the back of the main building has some loose boards and large gaps.



1.7 Item 1(Picture)

1.9 (1) The electrical outlet(s) in the front next to the garage register no electricity.



1.9 Item 1(Picture)

1.9 (2) A gap was noted between the light fixture and the stucco next to the garage.



1.9 Item 2(Picture)

1.10 The fence at the rear of the property is not properly secured.



1.10 Item 1(Picture)

2. Roofing Covering, Chimneys & Attic Areas

The review of the roof covering, chimney, & attic area includes: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

A roof system consists of the surface and surface connections, penetrations and gutters and downspouts. The inspector evaluates the condition of the roof components by inspecting the surface materials, connections and penetrations and drainage for signs of damage and/or deterioration. If conditions suggesting damage or a limitation of the normal remaining service life are visually discovered, these will be noted. The inspector may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on the general condition of the roof system as evidenced by our visual inspection. This inspection does not constitute a warranty that the roof is, or will remain, free of leaks.

This report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. The inspection and report are based on visible and apparent conditions at the time of inspection. Unless rain has fallen just prior to the inspection, it may not be possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance.

No matter what the condition of the roof, the client is advised to ask the seller about the presence of any roof leaks.

Styles & Materials

Roof-Type: Gable	Roof Covering: 3-Tab fiberglass	Roof Covering Layers: Two Layers
Viewed Roof Covering from: Walked roof	Attic info: Attic access	Attic Insulation: Blown Batt
Attic Ventilation: Gable vents Ridge vents	Method used to observe attic: From entry	Chimney (exterior): Brick Block

		IN	NI	NP	RR
2.0	Surface				•
2.1	Flashings	•			
2.2	Skylights, Chimneys and Roof Penetrations			•	
2.3	Gutters	•			
2.4	Downspouts				•
2.5	Roof Structure and Attic	•			
2.6	Roof Ventilation & Attic Insulation				•

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IN NI NP RR

Comments:

2.0 (1) The roof on the main building appears to be beyond its intended life span. Granulation and curling of the shingles was noted. However, there are no indications of water penetration at this time. Recommend further evaluation of a licensed roof contractor.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)

2.0 (2) There are several exposed nails. With time, exposed nails will rust, loosen, and may cause leakage. We recommend the exposed nails be sealed, removed, covered, or otherwise properly repaired by a qualified roofer.



2.0 Item 5(Picture)

2.0 (3) A missing shingle was noted on the roof of the rear building. It is recommended that the missing shingle be replaced when roof work is performed.



2.0 Item 6(Picture)

2.2 (1) The flashing around the chimney appears to have been repaired using a sealant. Sealant tends to deteriorate over time. Recommend this be further evaluated by a qualified roofer.



2.2 Item 1(Picture)

2.2 (2) Some slight cracking was noted around the chimney crown.



2.2 Item 2(Picture)

2.4 (1) The downspout located next to the living room is disconnected.



2.4 Item 1(Picture)

2.4 (2) Recommend the gutter downspout at the back left and right side of the front house be directed away from the foundation to help promote proper drainage.



2.4 Item 2(Picture)



2.4 Item 3(Picture)

2.6 (1) The insulation depth is less than recommended in some areas of the attic in the main building.



2.6 Item 1(Picture)



2.6 Item 2(Picture)

2.6 (2) No insulation was found above the attic hatch of the main building.

3. Foundation, Basement, and Crawlspace

The review of the foundation, basement, and/or crawlspace includes: Structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces and basements except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Poured concrete	Crawlspace Access: Bedroom Closet	Method used to observe Crawlspace: From entry
Columns or Piers: Wood piers	Floor System Insulation: NONE	

		IN	NI	NP	RR
3.0	Foundations, Basements and Crawlspaces	•			
3.1	Columns or Piers	•			
3.2	Insulation under Floor System				•
3.3	Vapor Retarders (On ground in crawlspace or basement)			•	
3.4	Ventilation of Foundation Area (crawlspace or basement)	•			

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IN NI NP RR

Comments:

3.2 No insulation was found under the floor of the living space.



3.2 Item 1(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Plumbing Main Water Shutoff Location:
N/A

Water Source:
Public

Potable Water Distribution Material:
Copper

Main Gas Shutoff Location:
Left side of Building

Sewer Plumbing Material:
ABS

Washer Drain Size:
2" Diameter

		IN	NI	NP	RR
4.0	Plumbing Main Water Shutoff		•		
4.1	Main Gas Shutoff	•			
4.2	Potable Water Distribution System	•			
4.3	Main Sewer Cleanout		•		
4.4	Sewer System		•		

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IN NI NP RR

Comments:

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Water Heater

The inspection of the water heater(s) includes the exterior of the tank, water and gas connections, electrical connections, venting and the presence of safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general condition of repair. The hidden nature of plumbing and venting prevents inspection of every pipe, joint and connection.

Styles & Materials

Water Heater Location:
Garage

Water Heater Power Source:
Gas

		IN	NI	NP	RR
5.0	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
5.1	Temperture/Pressure Relief Valve				•
5.2	Gas Supply	•			
5.3	Burners		•		
5.4	Vent System	•			
5.5	Combustion Air	•			
5.6	Water Connections				•
5.7	Seismic Restraint	•			
5.8	Elevation/Location	•			

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IN NI NP RR

Comments:

5.0 There was limited access to the water heater at the time of the inspection.



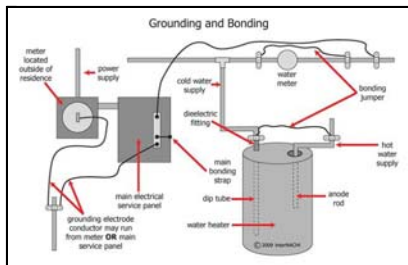
5.0 Item 1(Picture)

5.1 There is no drain line from the TPR valve on the water heater. Recommend a drain line be properly installed.

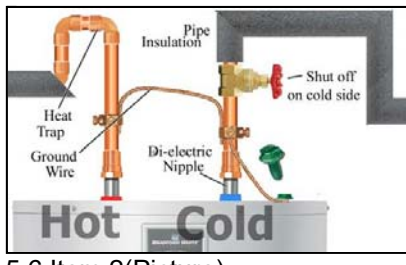


5.1 Item 1(Picture)

5.6 There is no copper bonding connecting the water lines.



5.6 Item 1(Picture)



5.6 Item 2(Picture)



5.6 Item 3(Picture)

6. Electrical System

An electrical system consists of the main service panel, distribution wiring and convenience outlets (switches, lights and receptacles). Our examination of the electrical system includes the visibly accessible conductors, branch circuitry, panels, over-current protection devices, and random sampling of convenience outlets. Service capacity, grounding and fusing are focal points. The inspector looks for adverse conditions such as improper installation of aluminum wires in the 110-volt circuits, lack of grounding, over-fussing, visible exposed wiring, running splices, reversed polarity and fused neutrals. The hidden nature of the electrical wiring prevents inspection of every length of wire.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electric Service Panel Location:
Garage

Electrical Service Entry:
Below ground

Available Amperage:

Electric Panel Manufacturer:

Branch wire 15 and 20 AMP:

Wiring Methods:

		IN	NI	NP	RR
6.0	Electrical Service Entrance	•			
6.1	Main Service Panel	•			
6.2	Distribution Panels		•		
6.3	Service Grounding		•		
6.4	Circuit Wiring		•		
6.5	Outlets, Switches and Fixtures	•			
6.6	Operation of GFCI (Ground Fault Circuit Interrupters)				•

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IN NI NP RR

Comments:

6.2 The distribution panel was not able to be opened. Recommend further evaluation by an electrical contractor.



6.2 Item 1(Picture)

6.5 (1) Wall switch in the master bedroom is missing a switch cover.



6.5 Item 1(Picture)

6.5 (2) The laundry room light and one light fixture in the kitchen did not respond to the controls.



6.5 Item 2(Picture)



6.5 Item 3(Picture)

6.6 The outlets in the bathrooms of the main and rear buildings are not GFCI (Ground Fault Circuit Interrupter) protected.



6.6 Item 1(Picture)



6.6 Item 2(Picture)



6.6 Item 3(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Heating and Cooling Systems

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:
Forced Air

Energy Source:
Gas

Heat System Brand:

Ductwork:
Insulated

Filter Type:
Disposable

Cooling Equipment Type:
Air conditioner unit
Window AC

Cooling Equipment Energy Source:
Electricity

		IN	NI	NP	RR
7.0	Heating Equipment	•			
7.1	Normal Operating Controls	•			
7.2	Distribution & Return System (Ductwork)	•			
7.3	Vent & Flue System (for fireplaces, and/or heat systems)	•			
7.4	Cooling and Air Handler Equipment	•			
7.5	Presence of installed cooling source in each room	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

7.0 No heating equipment was found in the rear building.



7.0 Item 1(Picture)

7.2 Some of the distribution lines in the crawl space were touching the ground.



7.2 Item 1(Picture)

7.4 (1) The insulation on the A/C suction line is damaged or missing. Recommend repair to prevent condensation from dripping on the ceiling below.



7.4 Item 1(Picture)

7.4 (2) The overflow condensation line is capped off. Rust was evident in the overflow pan under the furnace. I recommend further evaluation by a heating and air conditioning contractor.



7.4 Item 2(Picture)



7.4 Item 3(Picture)

7.4 (3) Debris was found next to the furnace in the main building and could become a fire hazard. Recommend removal of debris.



7.4 Item 4(Picture)

7.4 (4) The A/C wall unit in the rear building did not respond to controls.



7.4 Item 5(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Building Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR
8.0	Ceilings	•			
8.1	Walls	•			
8.2	Floors	•			
8.3	Doors (Representative number)	•			
8.4	Windows (Representative number)	•			
8.5	Steps, Stairways, Balconies and Railings	•			
8.6	Fireplace	•			
8.7	Smoke Detectors		•		
8.8	Carbon Monoxide Detectors		•		

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IN NI NP RR

Comments:

8.4 The window(s) located in the front bedroom did not operate properly. A screw was installed to prevent it from opening.



8.4 Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Bathrooms

The home inspector shall observe: fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; The home inspector shall operate all plumbing fixtures, except fixtures that are turned off at the angle stop.

The home inspector is not required to: Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Spas, except as to functional flow and functional drainage

		IN	NI	NP	RR
9.0	Plumbing Fixtures	•			
9.1	Counters and Cabinets	•			
9.2	Sink Drains				•
9.3	Toilet	•			
9.4	Angle Stops	•			
9.5	Shower(s) & Tub(s)	•			
9.6	Functional Flow Test	•			
9.7	Bathroom Exhaust Fan	•			

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IN NI NP RR

Comments:

9.0 The hall bathroom shower head did not operate properly.



9.0 Item 1(Picture)

9.2 The drains in the main and rear bathrooms drain slowly.



9.2 Item 1(Picture)



9.2 Item 2(Picture)



9.2 Item 3(Picture)

10. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven.

The home inspector is not required to observe: Dryers and Washing Machines; Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:
FRIGIDAIRE

Range/Oven:
GENERAL ELECTRIC

Built in Microwave:
GENERAL ELECTRIC

Dryer Power Source:
220 Electric

		IN	NI	NP	RR
10.0	Counters and a representative number of Cabinets	•			
10.1	Ovens and Ranges				•
10.2	Range Hood	•			
10.3	Dishwasher	•			
10.4	Sink & Garbage Disposal	•			
10.5	Built in Microwave	•			
10.6	Dryer & Washing Machine	•			
10.7	Smoke Detectors		•		

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IN NI NP RR

Comments:

10.1 The oven preheated slowly and the displayed temperature did not match the internal oven temperature.



10.1 Item 1(Picture)

10.6 A hole was noted next to the water supply fixture for the washing machine.



10.6 Item 1(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Garage

Styles & Materials

Garage Door Type:
One manual

Garage Door Material:
Fiberglass

		IN	NI	NP	RR
11.0	Garage Ceiling, Wall, and Floor	•			
11.1	Garage Door Operatoration and Safety Systems	•			

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IN NI NP RR

Comments:

General Summary



PCA Home Inspections

2453 Franklin Street
San Francisco, CA 94123

Customer

Shelly Chaudhuri

Address

XXXX Stonebridge Drive
Livermore CA XXXXX

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior

1.0 Site Grading, Drainage

There is poor drainage in some areas around the perimeter of the foundation, mainly in the back corner of the building Item 1(Picture). This should be corrected to help minimize future foundation problems. This is a maintenance item.

1.4 Hosebibs

Recommend anti-siphon devices be installed on the exterior water faucets.

1.6 Stoops, Porches, Patio/Cover

Loose brick walkway and porches at the back of the building are unsafe and a tripping hazard.

1.7 Decks

The deck in the back of the main building has some loose boards and large gaps.

1.9 Exterior Electrical

(1) The electrical outlet(s) in the front next to the garage register no electricity.

(2) A gap was noted between the light fixture and the stucco next to the garage.

1.10 Other

The fence at the rear of the property is not properly secured.

2. Roofing Covering, Chimneys & Attic Areas

2.0 Surface

- (1) The roof on the main building appears to be beyond its intended life span. Granulation and curling of the shingles was noted. However, there are no indications of water penetration at this time. Recommend further evaluation of a licensed roof contractor.
- (2) There are several exposed nails. With time, exposed nails will rust, loosen, and may cause leakage. We recommend the exposed nails be sealed, removed, covered, or otherwise properly repaired by a qualified roofer.
- (3) A missing shingle was noted on the roof of the rear building. It is recommended that the missing shingle be replaced when roof work is performed.

2.4 Downspouts

- (1) The downspout located next to the living room is disconnected.
- (2) Recommend the gutter downspout at the back left and right side of the front house be directed away from the foundation to help promote proper drainage.

2.6 Roof Ventilation & Attic Insulation

- (1) The insulation depth is less than recommended in some areas of the attic in the main building.
- (2) No insulation was found above the attic hatch of the main building.

3. Foundation, Basement, and Crawlspace

3.2 Insulation under Floor System

No insulation was found under the floor of the living space.

5. Water Heater

5.1 Temperature/Pressure Relief Valve

There is no drain line from the TPR valve on the water heater. Recommend a drain line be properly installed.

5.6 Water Connections

There is no copper bonding connecting the water lines.

6. Electrical System

6.2 Distribution Panels

The distribution panel was not able to be opened. Recommend further evaluation by an electrical contractor.

6.6 Operation of GFCI (Ground Fault Circuit Interrupters)

The outlets in the bathrooms of the main and rear buildings are not GFCI (Ground Fault Circuit Interrupter) protected.

9. Bathrooms

9.2 Sink Drains

The drains in the main and rear bathrooms drain slowly.

10. Kitchen Components and Appliances

10.1 Ovens and Ranges

The oven preheated slowly and the displayed temperature did not match the internal oven temperature.

10. Kitchen Components and Appliances

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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